

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R90479

Property Information

property address: 3832 S TEXAS AVE  
legal description: NORTH OAKWOOD, BLOCK 1, LOT 1 (PT OF)  
owner name/address: ERRATT, TAMIE D. DDS  
3832 S TEXAS AVE  
BRYAN, TX 77802-3712  
full business name: Brown Valley Dental Arts  
land use category: commercial-office type of business: Dentist office  
current zoning: C2 occupancy status: occupied  
lot area (square feet): 7,159 frontage along Texas Avenue (feet): 70.17  
lot depth (feet): 95.63 sq. footage of building: 2,808  
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 10 # of stories: 1  
type of buildings (specify): wood & brick

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front too close to Texas Ave

approximate construction date: accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: E/N  
overall condition (specify): good  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 17  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 9x14 sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: excellent  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: maximized non-paved space w/ landscaping

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

too close to Texas Ave + residential

accessible to alley: ☐ yes ☒ no

### Other Comments:

adjoined by residential use - but not zoned residential

non-conforming setbacks

non-conforming min LA, W, D